



Roebuck Road | Rochester | ME1 1UD

Offers invited £825,000



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Located on one of Rochester's most sought-after roads, this elegant three-bedroom Victorian home blends timeless architecture with modern style. Built in 1870 and extending to around 1,518 sq. ft., it offers three reception rooms, generous bedrooms, and a landscaped garden — all within walking distance of Rochester High Street and the mainline station.

The welcoming entrance hall with herringbone flooring and a feature staircase sets a refined tone. The sitting room enjoys a bay window, soft décor, and a traditional fireplace, while the lounge features sash windows, shutters, and a classic cast-iron surround. Together they create warm, versatile spaces for entertaining or quiet evenings.

- 3 spacious reception rooms
- 2 modern bathrooms
- Large east-facing house
- Convenient town centre location
- Under-floor heating
- 3 comfortable bedrooms
- Charming 1870s architecture
- Private rear garden
- Close to station
- Viewing recommended

Entrance Hall

Lounge

17'9" x 11'10" (5.42m x 3.60m)

Sitting Room

13'9" x 11'6" (4.19m x 3.51m)

Kitchen/Dining Room

25'7" x 17'10" (7.79m x 5.43m)

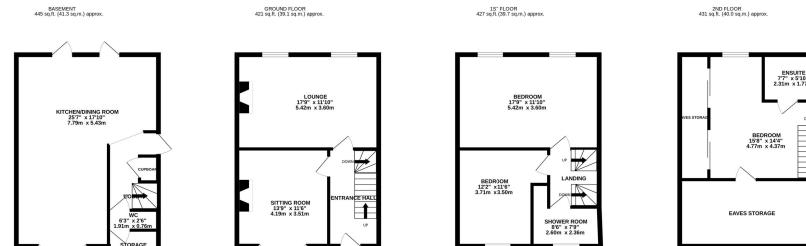
WC

6'3" x 2'6" (1.91m x 0.76m)

Rear Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 1729 sq m (1861 sq yd) approx.
Whilst every care has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The reference to 'approx.' is to indicate that the floor plan has been scaled and is not guaranteed to be to scale.

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